

DRC

SITE PLAN REVIEW AND COMMENT

REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. (954) 828-5123
Office Fax: (954) 828-5275
Email: timw@cityfort.com

Project Name: Camp Canine
Site Plan Review
808 W. Broward Blvd.

Case #: 93-R-02

Date: 8/27/02

Comments:

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. Provide the following engineering drawings for review and approval prior to final DRC authorization :
 - a) Paving, Grading, and Drainage Plan
 - b) Water and Sewer Plan
3. Since the access to this property on Broward Boulevard is only eighteen (18) feet wide it is too narrow and radii are insufficient to comply with City Code. The engineering plan shall be revised for the removal of this access and reconstruction of the sidewalk, F-type curb and gutter and match with components existing east and west of this access in State right of way with an approved permit from FDOT.
4. The engineer shall design a final turn around parking space in accordance with Section 47-20 of the City Code of Ordinances, once that Broward Boulevard access is removed from the site plan.
5. The applicant is advised to review all accesses and ensure none conflict with existing overhead power or light poles in the public right of way.

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6. The paving, grading, and drainage plan shall be further developed to indicate existing and proposed grades for the City street and shoulder. Grades shall be indicated at road crown, edge (west) of pavement, center swale, and property line to demonstrate conformance with Engineering Department Detail P2.1 from the Engineering Department's Construction Standards and Specifications.
7. The engineer shall evaluate whether the designed access on S.W. 8 Avenue can be relocated northward to clear approximately 10 or more feet on the south corner so that the driveway approach does not extend across the adjacent property with such an expansive radius (25 ft.) as designed.
8. Please elaborate on why a 25 foot radius was selected for this access when it appears that a 10 or 15 foot radius should be sufficient?
9. The engineer shall add a stop sign and stop bar at the exit at S.W. 8 Avenue in accord with FDOT standards/indexes.
10. The engineer shall design for the sidewalk to continue from Broward Boulevard south along S.W. 8 Street in accordance with detail P1.1 (note that sidewalk is on private property when rights of way are 40 ft. or less, which is the case at this location). Please note that the sidewalk must be re-worked so as to return back onto the owner's property with appropriate transition or reconstruction at the SWC of this intersection.
11. Owner may dedicate a sidewalk easement to relinquish the liability associated with the walk on his/her property. Dedication document forms (standard) are available from Tim Welch or Elkin Diaz at the One Stop Shop.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Camp Canine of Ft Lauderdale **Case #:** 93-R-02

Date: 8-27-02

Comments:

- 1) Flow test required
- 2) Civil plan required showing location of hydrant
- 3) Rolling shutter not permitted over exit door. This can be revised at permit phase.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Camp Canine of Fort Lauderdale

Case #: 93-R-02

Date: August 27, 2002

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Camp Canine of Ft. Lauderdale

Case #: 93-R-02

Date: 8/27/02

Comments:

1. Required peninsula tree islands to be curbed at the nose of the island.
2. Provide the calculations that show that a 10' average buffer adjacent to the R.O.W. is provided
3. Verify any residential buffer-yard requirements.
4. Add rain sensor requirement to irrigation note.
5. Incorporate Royal Palms into the street tree scheme. Also, verify any proposed D.O.T. planting in the vicinity.
6. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.
7. Provide the "equivalent replacement" calculations for trees removed.

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Division: Planning

Member: Michael B. Ciesielski
828-5256

Applicant: W & W, LLC ("Camp Canine")

Case #: 93-R-02

Date of meeting: August 27, 2002

Comments:

Request: Change of use within 100' of residentially zoned property (Site Plan Level II)

1. The proposed development is located in the Sailboat Bend Historic District. As such, any alterations done to the exterior of the building, including accessory structures on the property, must meet the material and design guideline criteria as specified in Sec. 47-17.7. Furthermore, any alterations done to the exterior of the buildings or site must receive a Certificate of Appropriateness from the Historic Preservation Board as specified in Sec. 47-24.11.C.
2. Please provide a narrative of how this development meets all of the adequacy requirements as well as neighborhood compatibility requirements as identified in Sec. 47-25.3.
3. All drawings should be scaled.
4. Pursuant to Sec. 47-20.2., Table I, the parking requirement for pet boarding is 1 parking space per every 400 sq. ft. Parking for retail uses is 1 parking space for every 250 sq. ft. of floor area. Since the total square footage of this building is 9,200 sq. ft., then at least 23 parking spaces would be required. Applicant shows only 18 parking spaces on site. If this is correct, applicant will need to file an application for a parking reduction.
5. Please show building entrances on floor plans.
6. Proposal must comply with the regulations for Pet Boarding/ Kennel Facilities as listed in Section 47-18.25. (We will discuss your narrative at the DRC meeting).

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7. Provide a photometric plan for the entire site which indicates the light levels at all adjacent property lines and across all rights-of way.
8. On the Site Plan, indicate the footprints of all structures adjacent to the subject site. Show the distance (setback) these structures are from the subject site's property lines. Identify the uses of each particular building adjacent to the site and write these uses in each building footprint on the site plan.
9. Proposal does not appear to comply with the bufferyard requirements as per 47-25.3.A.3.d.
10. Applicant is advised that any modifications made to the exterior of the structure must be approved by the HPB.
11. Applicant is strongly encouraged to contact the neighborhood association (Sailboat Bend Civic Association) and inform them of them of this proposal.
12. Additional comments may be forthcoming at DRC meeting.

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Division:

Ft. Lauderdale Police Dept.

Member:

Detective Nate Jackson
Office-954-828-6422
Pager-954-877-7875

Project Name: Camp Canine of Ft. Lauderdale

Case #: 93-R-02

Date: August 27, 2002

Comments:

Recommend an intrusion alarm system

Does one camera adequately give proper coverage?

Is there an alarm or other system that notify anyone if the proper temperature is not maintained?

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Division: Zoning

Member: Terry Burgess
(954) 828-5913

Project Name: Camp Canine of Ft. Lauderdale

Case #: 93-R-02

Date: 08/27/02

Comments:

1. Historic Preservation review required and a certificate of appropriateness required prior to final DRC pursuant to Section 47-17.2
2. Neighborhood compatibility requirements apply to the proposed development site pursuant to Section 47-25.3.
 - a. Lighting
 - b. Control of appearance
 - c. Screening of roof top Mechanical Equipment
 - d. Ten foot landscape strip
 - e. Parking restrictions
 - f. Dumpster regulations
 - g. Buffer wall requirements
3. Provide a photometric lighting plan pursuant to Section 47-20.14 prior to final DRC review.
4. Provide building elevations.
5. Provide a narrative outlining point by point compliance with Section 47-18.24
6. Additional comments may be forthcoming at the DRC meeting.